

A RESOLUTION

BY COUNCILMEMBER CLETA WINSLOW

04-R-0497

ENDORING THE APPLICATION OF PITTSBURGH PHASE II LP TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT A 150-UNIT SENIOR HOUSING MIXED INCOME COMMUNITY LOCATED AT 455 ROCKWELL STREET IN LAND LOT 86 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA; AND FOR OTHER PURPOSES.

WHEREAS, Pittsburgh Phase II LP is applying to the Georgia Department of Community Affairs ("DCA") for low-income housing tax credits to construct Phase II of the Pittsburgh Redevelopment, a 150-unit senior housing mixed income community at 455 Rockwell St., SW, Atlanta, Georgia; and

WHEREAS, a summary of the application is attached hereto as Exhibit A; and

WHEREAS, the site of the proposed Pittsburgh Redevelopment is located within census tract 57, which is an eligible census tract for low income housing tax credits and which has been designated as a Renewal Community and also is located within the Pittsburgh Community Redevelopment Area, for which the City has adopted the Pittsburgh Community Redevelopment Plan; and

WHEREAS, DCA has established certain regulations whereby low income housing tax credit applications, to be competitive, must be formally endorsed by the governing body of the municipality; and

WHEREAS, by Resolution 03-R-0563, adopted by the City Council on April 21, 2003 and approved by the Mayor on April 28, 2003, the City endorsed the low income housing tax credit application for Phase I of the Pittsburgh Redevelopment, a 220-unit multifamily mixed income community; and

WHEREAS, by Ordinance 03-O-0553, adopted by the Council on July 7, 2003 and approved by the Mayor on July 12, 2003, the City created the Pittsburgh Redevelopment Housing Enterprise Zone for the property at 455 Rockwell Street; and

WHEREAS, the Pittsburgh neighborhood and NPU-V have endorsed both phases of the Pittsburgh Redevelopment and specifically requested the senior housing in Phase II; and

WHEREAS, the Council now wishes to endorse the application by Pittsburgh Phase II LP for Phase II.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA
HEREBY RESOLVES** as follows:

Section 1. The Council hereby endorses the application by Pittsburgh Phase II LP to the Georgia Department of Community Affairs for low income housing tax credits to construct Phase II of the proposed Pittsburgh Redevelopment.

EXHIBIT A
PROJECT DESCRIPTION

PITTSBURGH REDEVELOPMENT PHASE II

Applicant/Developer Pittsburgh Phase II LP proposes to construct Phase II of the Pittsburgh Redevelopment as follows:

Street address:	455 Rockwell Street, SW
Construction type:	New construction
Number of units:	150
Unit mix:	90 1BR 60 2BR 120 units set aside for low income residents --- Large Housing Choice commitment plus affordable (60% AMI)
Square footage:	170,064
Total acreage:	9.8 acres for entire development; 4.5 acres for Phase II
Amenities:	Library, day rooms, outdoor patio space, theater, beauty salon, physician's office
Construction start date:	Second quarter 2005